Draft Statement of Commitments

The below draft statement of commitments serves to consolidate the key components / objectives of the development and sets out the structured commitments and responsibilities in achieving these.

The Statement of Commitments references the key strategies, supporting reports, framework and direction of the future RLSCs and planning approval processes and remains a living document, until executed, to facilitate discussion between the Applicant, Council and the community.

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Component	**Objective**	**Commitment**
1. **Concept Plan**	1.1 Development is carried out in general accordance with the Concept Plan and endorsed supporting reports	1.1.1 Detailed design, layout and development to be generally consistent with the Concept Plan (Planit Consulting) and endorsed supporting reports.
2. **Ecological Significance**	2.1 Key ecologically significant areas are protected, maintained and enhanced	2.1.1 Development is to be undertaken generally in accordance with the guidelines of the Preliminary Biodiversity Development Assessment Report (Planit Consulting). 2.1.2 Future development of the site considers the key linkages along the western extent and buffers to the adjoining Mebbin National Park.
	2.2 Removal of native flora is appropriately managed	2.2.1 Development is to be undertaken generally in accordance with the guidelines of the Preliminary Rehabilitation Management Plan (Planit Consulting). 2.2.2 Rehabilitation works are to incorporate native endemic species.
	2.3 Threatened fauna species are appropriately managed and impact avoided where practical	2.3.1 Development is to be undertaken generally in accordance with the guidelines of the Preliminary Biodiversity Development Assessment Report (Planit Consulting).
3. **Visual Impact**	3.1 Future dwelling design aligns with the intended low impact nature of the community	3.1.1 Dwelling design is endorsed by the Neighbourhood Association and/or Executive Committee prior to construction.

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		3.1.2 Earthworks are undertaken in accordance with the recommendations of the Preliminary Geotechnical Investigation report (Douglas Partners).
	3.2 The visual Impact of dwellings and community facilities is managed	3.2.1 Future dwelling design is generally in accordance with the Nightcap Rural Land Sharing Architectural Design Guidelines. 3.2.2 Development is generally in accordance with the recommendations of the Visual Impact Assessment.
	3.3 Dwellings maintain the natural topography of the site as far as practical.	3.3.1 Dwelling designs are to employ a range of best practice slope sensitive design measures to minimise ground disturbance. 3.3.2 Additional earthworks associated with dwellings (following dwelling plot preparation) is to be endorsed at the discretion of the Neighbourhood Association and/or approved by Council where required. 3.3.3 Fill sourced from within the site is to have specific regard to natural land features and landscape.
4. **Access**	4.1 The internal roadway provides safe and efficient all-weather access between developable areas and Kyogle Road	4.1.1 The developer will provide a minimum of 2x access points to Kyogle Road and 1x to Mandalay Road. 4.1.2 Roads will be constructed from approved materials (compacted gravel) and/or sealed (i.e. concrete, bitumen or other) as required to facilitate all weather access. 4.1.3 Road gradients will meet Australian Standards and RFS standards for access and egress.
5. **Cultural Heritage**	5.1 Cultural heritage items are protected and preserved	5.1.1 Design and development stages are undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment prepared by Everick Consulting. 5.1.2 Any identified cultural heritage items found during design or construction phases will be appropriately investigated and preserved as practical.
6. **Community Development**	6.1 The RLSCs provide an engaging and productive community	6.1.1 Community Facilities are provided prior to the establishment of more than 5 dwellings within a 5km distance along the internal road network.

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	environment for enjoyment of all residents	6.1.2 Ongoing Community Management is to include a public forum for the community sharing and information on upcoming meetings/events.
7. **Bushfire Protection**	7.1 Bushfire considerations are included in the development	7.1.1 Development to comply with the guidelines of the Bushfire Risk Management Report prepared for the concept (Bushfire Safe). 7.1.2 Development to comply with the requirements of PBP 2019. 7.1.3 Development to be in accordance with the methodology within the Bushfire Management Plan (Bushfire Safe). 7.1.4 APZ's to be controlled and maintained under community management structure.
8. **Waste Management**	8.1 Waste avoidance and environmental protection is a priority	8.1.1 Support and enabling waste avoidance and reuse behaviours through community education and engagement. 8.1.2 Non-biodegradable pesticides, herbicides, fertilisers, household chemicals, and any other pollutants are prohibited on the land.
	8.2 Reduce the need to extract raw materials for the production of goods, while reducing the amount of waste for landfill	8.2.1 Produce a precinct Waste Management Plan. 8.2.2 Separated waste stream storage areas are provided within each home as well as in community spaces. 8.2.3 Full waste removal and recycling services are available within the site and provided by a local waste management company (either contractor, public (if available) or from within the community). 8.2.4 Residents encouraged to compost for domestic and community gardens. 8.2.5 Continue to monitor and audit the suitability and implementation of the Site Waste Management Plan.

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9. **Essential Services**	9.1 Reliable source of all essential services are provided	<u>Water</u> 9.1.1 Individual dwellings will be serviced by rainwater tanks. 9.1.2 Water storage tanks on communal facilities will provide communal domestic water supplies in those areas. 9.1.3 Maximisation of water recycling by water reticulation and the diversion of greywater to appropriate greywater systems. 9.1.4 Water providers to hold relevant licenses to provide residents with potable or recycled water.
		<u>Sewage</u> 9.1.5 Sewage treatment devises are provided for all individual and communal dwellings and installed, monitored and operated under regulatory guidelines & approvals. 9.1.6 Sewage treatment providers hold relevant licenses to treat and manage waste generated at the site.
		<u>Electricity</u> 9.1.7 Reliable electrical source is provided for all individual and communal dwelling and installed, monitored and operated under regulatory guidelines & approvals. 9.1.8 Electrical sources obtained through a mixture of main, individual solar and/or grid solar systems. 9.1.9 Requirements for passive solar design and energy efficiency measures and reducing energy demand included in housing design.
		<u>Telecommunications</u> 9.1.10 Arrangements made for provision of underground telephone connections to individual dwellings and communal nodes.